

November 16, 2011

APPROVED BY

FROM: KEVIN FABINO, Planning Manager
Development & Resource Management Department

[Signature]
DEPARTMENT DIRECTOR

THROUGH: MIKE SANCHEZ, Planning Manager
Development Services Division

BY: WILL TACKETT, Planner III
Development Services Division

SUBJECT: CONSIDERATION OF PROPOSED AMENDMENT TO CONDITIONS OF
APPROVAL FOR TENTATIVE PARCEL MAP NO. 2006-08

RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. APPROVE the proposed amendment to the Conditions of Approval for Tentative Parcel Map No. 2006-08 as provided within the Revised Conditions of Approval dated November 16, 2011; subject to the findings of Section 12-1028 of the Fresno Municipal Code.

EXECUTIVE SUMMARY

On June 26, 2006, the Director of the Development and Resource Management Department approved Tentative Parcel Map No. 2006-08 proposing a 2-lot residential subdivision of approximately 1.93 acres of property located on the west side of South Minnewawa Avenue between East Orleans and East Townsend Avenues.

The subject property is located within the boundaries of the 2025 Fresno General Plan and Roosevelt Community Plan which designate the subject property for development with Medium-Low Density Residential (2.19-6.00 dwelling units/acre) planned land uses. The subject property is currently zoned under the R-1-B/RM/cz (*Single Family Residential/Residential Modifying Overlay/with conditions of zoning*) zone district classification. The RM (*Residential Modifying Overlay*) zone district is intended to provide special property development and street development standards thereby protecting and maintaining designated areas, streets and adjacent properties as residential areas of exceptional public and private value by reason of their location, form, extent of trees and or other vegetation. The RM zone district is applicable to this property because of the mature olive trees that line South Minnewawa Avenue. Conditions of zoning applied to the subject property require that any lots along East Butler and South Minnewawa Avenues shall have a minimum lot size of 20,000 square feet; and, that the mature olive trees along East Butler and South Minnewawa Avenues shall be preserved and maintained.

The subject property has been developed with one single family residence, a swimming pool, and other associated accessory buildings. The Conditions of Approval for Tentative Parcel Map No. 2006-08 dated June 26, 2006 included a requirement (Condition of Approval No. 5) that the existing accessory structures and swimming pool, which are located on proposed Parcel "A" of Tentative Parcel Map No. 2006-08 (the portion of the subject property proposed to be subdivided from the existing residence), would need to be removed prior to recordation of a Parcel Map. This requirement was originally imposed by staff due to the fact that, within the Fresno Municipal Code, accessory uses are those defined as being "incidental, related, appropriate and clearly subordinate to the main use of the lot or building". The subdivision of land, as proposed, would therefore create a circumstance in which a

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separate legal lot of record would be created with extant accessory structures but without a primary residence or "main use" of the subject property to which the respective structures would be considered ancillary. The requirement for removal of the accessory structures was therefore determined to be justified.

The property owner intends to construct a new single family residence on proposed Parcel "A" of Tentative Parcel Map No. 2006-08 following subdivision of the subject property and the subsequent sale of proposed Parcel "B" of the tentative parcel map, which contains the existing residence. However, the conditions of approval do not provide options for the property owner/subdivider to proceed with the subdivision of land without removing the existing buildings and structures. With consideration to sustainable practice and in acknowledgment of the intended future use of the portion of property containing the swimming pool and accessory buildings, staff supports the inclusion of options within the conditions of approval so that the subdivision of property can proceed.

Staff support is contingent however, upon surety of protection of the public health, safety and welfare as well as the minimization of any potential liability to the property owner or City of Fresno. Furthermore, all options as presented are required to comply with and meet the intent of the Fresno Municipal Code.

Therefore, in addition to the option to remove the swimming pool and accessory buildings, staff proposes to incorporate within the conditions of approval two additional options wherein: (1) A Second Dwelling Unit (in accordance with Section 12-306-N-38 of the FMC) could be constructed on the portion of property proposed to be subdivided as Parcel "A" of Tentative Parcel Map No. 2006-08 prior to recordation of a Parcel Map; or, (2) The property owner/subdivider could enter into a legal covenant providing for the security of the swimming pool such that it does not become an attractive nuisance or liability, maintenance for purposes of mosquito abatement, and creation of mutual easements for any existing utilities services to the respective structures which may cross property lines after subdivision. The covenant will also contain terms providing authority to the City of Fresno or the Mosquito Abatement District to assume maintenance responsibilities should they become an issue and lien the property to recover any costs for remediation as appropriate.

Section 12-1214 of the Fresno Municipal Code (FMC) stipulates that an approved tentative parcel map and/or conditions of a parcel map may be amended pursuant to Section 12-1028 of the FMC. Section 12-1028 of the FMC provides that an amendment to a condition of a tentative parcel map may be initiated by the Director of the Development and Resource Management Department, the Director of Public Works Department, or any subdivider or owner of the real property subject to the tentative parcel map. However, the decision to approve such an amendment must be approved by the Planning Commission subject to its ability to make the findings specifically referenced within Section 12-1028(b)(4) of the FMC (please see findings provided herein below).

Therefore, staff is requesting consideration and approval by the Planning Commission to amend the Conditions of Approval for Tentative Parcel Map No. 2006-08 to include provisions which would afford the subdivider/property owner options for the interim treatment of the accessory structures so that they are not required to be removed prior to recordation of a Parcel Map. These options are proposed to be provided as described herein above and in accordance with the attached Revised Conditions of Approval for Tentative Parcel Map No. 2006-08 dated November 16, 2011.

PROJECT INFORMATION

PROJECT	Amendment to Conditions of Approval for Tentative Parcel Map No. 2006-08 proposing that a condition of approval requiring the removal of existing accessory buildings and a swimming pool on a portion of the subject property be amended to include provisions wherein the property owner would have the option to either remove the respective accessory structures, construct a primary residence on the portion of property to be subdivided, or enter into a covenant with the City of Fresno providing for the securing, maintenance, utility services, and terms for any necessary remediation respective to the accessory structures prior to recordation of the approved subdivision map.
APPLICANT	Jim Courtis, property owner.
LOCATION	West side of South Minnewawa Avenue between East Orleans and East Townsend Avenues. (Council District 5, Councilmember Quintero)
SITE SIZE	Approximately 1.93 acres.
LAND USE	Existing - Low Density Residential Planned - Medium-Low Density Residential
ZONING	Existing & Proposed - <u>R-1-B/RM/cz</u> (<i>Single Family Residential District / Residential Modifying District / with conditions of zoning</i>)
PLAN DESIGNATION AND CONSISTENCY	Pursuant to Table 2 (Planned Land Use and Zone District Consistency Matrix) of the 2025 Fresno General Plan and Section 12-403-B-1 (Zone District Consistency Table) of the FMC, the existing R-1-B zone district designation for the subject property and the Medium-Low Density Residential planned land use designation for the subject property may be found consistent.
ENVIRONMENTAL FINDING	Finding of Categorical Exemption under Section 15315 (Class 15 / Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines.
STAFF RECOMMENDATION	Recommend Approval of the proposed amendment to the Conditions of Approval for Tentative Parcel Map No. 2006-08 as provided within the Revised Conditions of Approval dated November 16, 2011; subject to the findings of Section 12-1028 of the Fresno Municipal Code

BORDERING PROPERTY INFORMATION

	Planned Land Use	Existing Zoning	Existing Land Use
North	Medium-Low Density Residential	R-1-B/RM/cz <i>Single Family Residential District / Residential Modifying Overlay / with conditions of zoning</i>	Single Family Residential
South	Medium-Low Density Residential	R-1-B/RM/cz <i>Single Family Residential District / Residential Modifying Overlay / with conditions of zoning</i>	Vacant
East	Low Density Residential	R-1-AH (Fresno County) <i>Single Family Residential District (Horses)</i>	Single Family Residential
West	Medium-Low Density Residential	R-1-B/RM/cz <i>Single Family Residential District / Residential Modifying Overlay / with conditions of zoning</i>	Single Family Residential & Vacant

ENVIRONMENTAL FINDING

The City of Fresno Development and Resource Management Department has evaluated the proposed project with consideration as to whether the project presents any potential to have a significant effect on the environment. Based upon this evaluation and commentary from responsible City of Fresno Departments and independent agencies, it has been determined that the proposed project will not have a significant effect on the environment and falls within the Categorical Exemptions set forth in Section 15315/Class 15 of the California Environmental Quality Act (CEQA) Guidelines.

Section 21084 of the Public Resources Code requires that the CEQA Guidelines to include a list of "classes" of projects which have been determined not to have a significant effect on the environment and which shall, therefore, be exempt from the provisions of CEQA. In response to the mandate, the Secretary for Resources has found that the classes of projects listed in Article 19 of the CEQA Guidelines do not have a significant effect on the environment, and they are declared to be categorically exempt from the requirement for the preparation of environmental documents.

Section 15315/Class 15 of the CEQA Guidelines exempts from the provision of CEQA projects characterized as being the division of property in urban areas zoned for residential, commercial, or industrial uses into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The subject property has been proposed to be subdivided at an intensity and scale that is permitted by the Medium-Low Density Residential (2.19-6.00 dwelling units/acre) planned land use designation and existing R-1-B (*Single Family Residential*) zone district classification for the subject site. Thus, the subdivision and development of the subject property in accordance with Tentative Parcel Map No. 2006-08 will not facilitate an additional intensification of uses beyond that which already exists or would be allowed by the above-noted planned land use designation. Moreover, it is not expected that the future development will adversely impact existing city service systems or the traffic circulation system that serves the subject property. These infrastructure findings have been verified by the Public Works and Public Utilities Departments.

Therefore, the following findings can be made: (1) There is not a reasonable possibility that the proposed project will have a project-specific, significant effect on the environment due to unusual circumstances; (2) No substantial changes with respect to the circumstances under which the project is being undertaken that are related to the project have occurred since community-level environmental review was certified or adopted; and, (3) No new information has become available regarding the circumstances under which the project is being undertaken that is related to the project, that was not known, and could not have been known, at the time that community-level environmental review was certified or adopted.

Furthermore, it has been found that none of the exceptions to categorical exemptions pursuant to Section 15300.2 of CEQA Guidelines apply to the proposed project. Cumulative impacts of successive projects in the vicinity over time are not significant and no activity will occur as a result of the proposed project, where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The project will not result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. There are no known existing hazardous material conditions related to the site and the subject property is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Finally, the project has no potential to cause a substantial adverse change in the significance of a historical resource.

A Class 15 Categorical Exemption was prepared on June 26, 2006 and filed with the City Clerk's Office on June 28, 2006.

Findings Required Pursuant to Section 12-1028 of the Fresno Municipal Code

Section 12-1028 of the FMC requires that a proposed amendment to a condition of a tentative parcel map not be approved unless the Planning Commission makes the following findings:

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 12-1028

i. There are changes in circumstances which make such conditions no longer appropriate or necessary; and,

Finding i: The existing condition promotes unsustainable building practices by unnecessarily requiring removal of existing structures prior to future development on the subject property. The Fresno Municipal Code acknowledges that Accessory Buildings are a use permitted in the R-1-B zone district and that swimming pools are considered to be permanent structures. The proposed amendment to the conditions of approval will provide options for the property owner to subdivide the subject property in order to facilitate future development on the subject property while providing surety that the public health, safety and welfare will be protected.

ii. The amendments do not impose any additional burden(s) on the present fee owner(s) of the property subject to the map; and,

Finding ii: The proposed amendment will not impose any additional burden(s) on the present fee owner(s) of the property subject to the map because the modification proposed provides additional options for the property owner to proceed with the proposed project as intended. Therefore, the proposed amendments relieve the property owner of certain requirements to be implemented prior to recordation of a Parcel Map.

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iii. The map, as amended, is not subject to disapproval under the findings in Government Code Section 66474 and conforms to this Article or Article 12 of Chapter 12 for approving a tentative parcel map.

Finding iii:	The map, as amended is not subject to disapproval under the findings in Government Code Section 66474 and conforms to this Article and Article 12 of Chapter 12 for approving a tentative parcel map. The original conditions of approval for the project are only being modified to provide additional options in compliance with code allowances to facilitate the proposed subdivision of the subject property. The proposed amendments to the conditions of approval do not affect the overall form of the map. Therefore, previous findings made to approve the map which are respective to consistency with applicable plans; suitability of the property for the type and density of development; the potential for the project improvements to cause environmental damage of public health problems; and, compliance with easements are not affected and still apply.
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iv. The amendment does not affect any previous findings made under Federal and/or State environmental review; and,

Finding iv:	The proposed amendment has no potential to affect any previous findings made for the purpose of compliance with the California Environmental Quality Act. All appropriate analyses have been made to assure the potential for any impacts on the environment which may result from the proposed project have been assessed; as demonstrated by the attached Categorical Exemption prepared in accordance with Section 15315 (Class 15) of the CEQA Guidelines.
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v. The amendments do not alter any right, title, or interest in the real property reflected on the recorded map; and,

Finding v:	The proposed amendment has no potential to alter any right, title, or interest in the real property reflected on the recorded map. The amendment provides the property owner additional options through the acknowledgement of existing municipal code provisions and the ability to enter into legal agreements in order to facilitate recordation of the Parcel Map.
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vi. If located within the review area of one of the airport specific plans, the amendment shall be subject to the provisions of said plan.

Finding vi:	The proposed amendment does not have the potential to, and will not, conflict within any of the goals, objectives, or policies of Fresno Yosemite International Airport and Environs Plan. The proposed project is not located within the Airport Review Area of the FYI International Airport and Environs Plan and the proposed subdivision and future development of the subject property, in accordance with the Fresno Municipal Code, will not conflict with any applicable height restrictions.
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The subdivision map, subject to the recommended conditions of approval, complies with the design and property development standards of the Zoning Ordinance and local Subdivision Ordinance. Based upon the plans and information submitted by the applicant and the recommended conditions of project approval, staff has determined that these findings can be made.

Conclusion

Action by the Planning Commission regarding the proposed amendment to the Conditions of Approval for Tentative Parcel Map No. 2006-08 is final unless appealed to the City Council.

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the 2025 Fresno General Plan and the Roosevelt Community Plan; its compatibility with surrounding existing or proposed uses; and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above and by the accompanying environmental assessment. Upon consideration of this evaluation, it can be concluded that the proposed amendment to the conditions of approval is appropriate for the project site.

Attachments: Vicinity Map

2010 Aerial Photograph

Public Hearing Notice Mailing List Vicinity Map

Tentative Parcel Map No. 2006-08 dated March 07, 2006

Revised Conditions of Approval for Tentative Parcel Map No. 2006-08 dated November 16, 2011

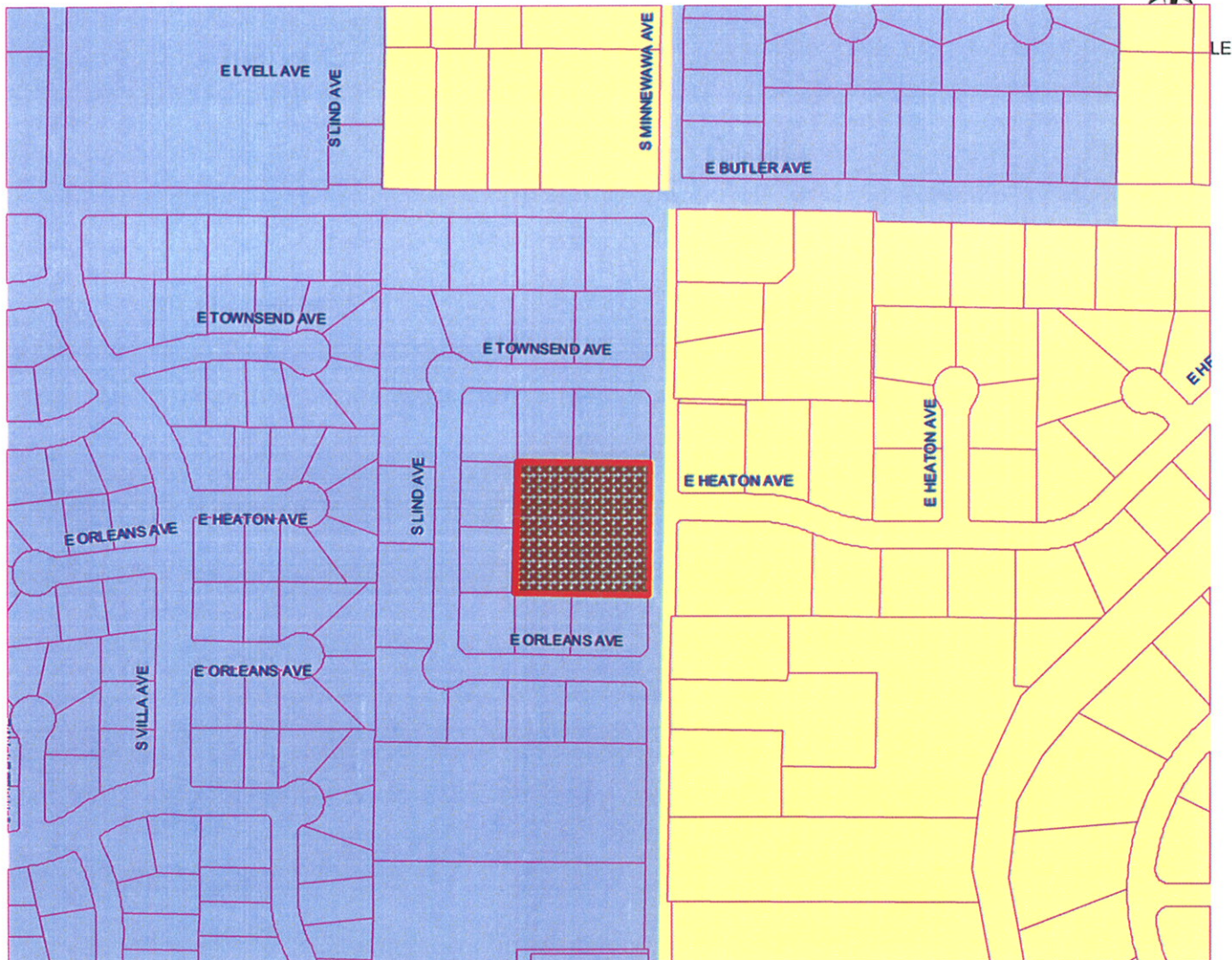
Environmental Assessment No. TPM-2006-08, Finding of Categorical Exemption dated June 28, 2006 prepared pursuant to Article 19, Section 15315 (Class 15/Minor Land Divisions) of the California Environmental Quality Act Guidelines.

THIS IS A LEGAL NOTICE

Tentative Parcel Map No. 2006-08

West side of S. Minnewawa Ave. btwn.
E. Orleans and E. Townsend Aves.

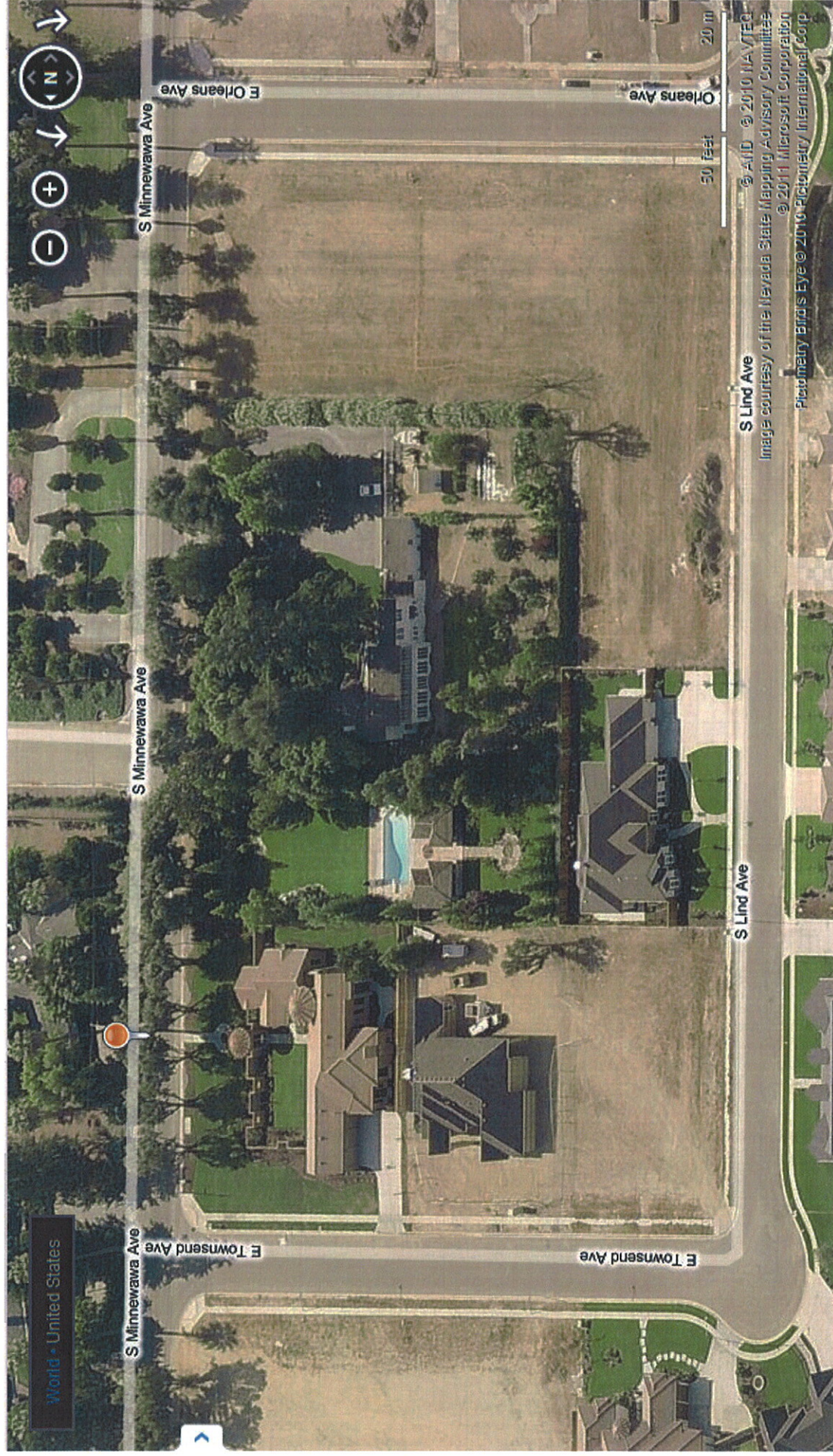
VICINITY MAP



LEGEND



Subject Property



2010 Aerial Photograph

350

E TOWNSEND AVE

E HEATON AVE

E ORLEANS AVE

S MINNEWAWA AVE

VICINITY MAP

NOTES:

1. EXISTING ZONING: R-1-18 / RM / *1962C*.
2. PROPOSED ZONING: R-1-18 / RM / *197C2*.
3. EXISTING USE: RESIDENTIAL.
4. A.P.N.: 473-104-07
5. WATER SUPPLY BY THE CITY OF FRESNO
6. SEWAGE DISPOSAL BY THE CITY OF FRESNO
7. UNDERGROUND ELECTRICAL POWER AND GAS BY P.G. & E.
8. UNDERGROUND CABLE TELEVISION BY COMCAST.
9. FIRE HYDRANTS TO BE INSTALLED PER CITY OF FRESNO REQUIREMENTS.
10. UTILITY LOCATIONS AND SIZES TO BE PER SUBDIVISION UTILITY LOCATIONS SUBMITTED AT THE TIME OF SUBDIVISION APPROVAL.
11. SIDEWALKS, CURB, DRIVE AND STREET PAVEMENT HAVE BEEN SUBMITTED TO THE CITY OF FRESNO.
12. THIS LAND IS NOT SUBJECT TO INUNDATION.
13. THIS SUBDIVISION WILL PROVIDE TO THE EXTENT POSSIBLE FOR THE OPTIMUM USE OF PAVED AND UNPAVED AREAS, A CONVEYANCE OF NON-RENEWABLE ENERGY, LANDSCAPING AND PLANTING. THE CITY OF FRESNO WILL PROVIDE FOR PALM AREAS TO BE MAINTAINED AT 10%.
14. THERE IS LESS THAN A 6" DIFFERENCE BETWEEN THIS TRACT AND ADJACENT PROPERTIES.
15. ALL BUILDINGS ARE TO BE REMOVED.
16. INTERFERENCE WITH THE CALIFORNIA WATER RIGHT SHALL BE REMOVED.
17. THERE ARE TO BE TWO SELLING UNITS.

LEGAL DESCRIPTION

PARCEL A OF PARCEL MAP No. 96-10,
ACCORDING TO THE MAP THEREOF RECORDED
IN BOOK 57 OF PARCEL MAPS AT PAGE
FRESNO COUNTY RECORDS.

TENTATIVE PARCEL MAP
No. 2006-08

IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA

PREPARED FOR

JIM COURTIS

608 S. MINNEWAWA AVE
FRESNO, CA 93727
TEL (559) 898-3470

R. W. Greenwood Associates, Inc.
CIVIL ENGINEERING
LAND SURVEYING

Fresno, California 93701

Drawing No.

OF SECTION 8, T. 14 S., R. 21 E., WAS TAKEN TO BEAR NORTH 00°04'00" WEST, AS SHOWN ON PARCEL MAP No. 98-10, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 57 OF PARCEL MAPS AT PAGE 30, FRESNO COUNTY RECORDS.

BASIS OF BEARINGS

THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, T. 14 S., R. 21 E., WAS TAKEN TO BEAR NORTH 00°04'00" WEST, AS SHOWN ON PARCEL MAP NO. 98-10, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 57 OF PARCEL MAPS AT PAGE 30, FRESNO COUNTY RECORDS.

5195
NO. ESTATES
TRACT WA PAGES 45 & 46. FCR
TINE WATS AT PAGES 45 & 46. FCR

MIN. TO OF P...
VOLUME 70
12M/CZ ZONE

SCALE: 1"=40'

40

SCALE IN FEET

40	20	0	40	80	120
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SCALE IN FEET

1111

**CITY OF FRESNO
PLANNING AND DEVELOPMENT DEPARTMENT**

CONDITIONS OF APPROVAL

JUNE 26, 2006

REVISED NOVEMBER 16, 2011

TENTATIVE PARCEL MAP NO. 2006-08

West side of South Minnewawa Avenue between East Orleans and
East Townsend Avenues

NOTICE TO PROJECT APPLICANT

All tentative maps are subject to the applicable provisions of the State Subdivision Map Act, Fresno Municipal Code (FMC), City policies, and City of Fresno Standard Specifications. The following specific conditions are applicable to this tentative map.

In accordance with the provisions of Government Code §66020(d)(1), the imposition of fees, dedications, reservations or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations or exactions imposed on the development project.

Upon conditional approval of Tentative Parcel Map No. 2006-08, dated March 7, 2006, the subdivider may prepare a Final Parcel Map in accordance with the approved tentative map. Note that a final parcel map may not be filed until the appeal period has expired. Should an appeal be filed pursuant to Section 12-1207 of the FMC, the application will be scheduled to be heard before the City of Fresno Planning Commission. The appellant may withdraw their appeal pursuant to Section 12-1207.2 of the FMC.

Concurrent with the filing of a final map and when the provisions of Section 66436 of the Subdivision Map Act apply, the subdivider is responsible to send, by certified mail, a sketch of the proposed final map, together with a copy of SMA Section §66436(a)(3)(A), to any public entity or public utility which has previously acquired a right-of-way easement.

LEGAL STATUS OF SITE TO BE SUBDIVIDED

1. The parcel map site was legally created as Parcel A of Parcel Map No. 96-10, according to the map thereof recorded in Book 57 of Parcel Maps at Page 30, Fresno County Records.

PLAN CONSISTENCY

2. The 2025 Fresno General Plan and the Roosevelt Community Plan designate the parcel map for development with medium-low density residential planned land use. The Zoning District Consistency Table of the FMC identifies medium-low density residential planned land use as consistent with the R-1-B/RM/cz (*Single Family Residential/Residential Modifying/with conditions of zoning*) zone district.

ZONING

3. Comply with provision of the State of California Government Code Sections §66410 - 66499.58 (the Subdivision Map Act) and the City of Fresno Municipal Code Chapter 12, Article 10 (Subdivision of Real Property).
4. Proposed Parcels "A" and "B" are consistent with the R-1-B zone district in terms of parcel area, width and depth. In addition, the proposed parcels have access to a public right-of-way (i.e. S. Minnewawa Ave.).
5. The existing structures and swimming pool located on Proposed Parcel "A" shall be removed from the site prior to the recording of Tentative Parcel Map No. 2006-08, given that they are accessory structures, with no primary residence. Apply for building permits to remove structures and back-fill swimming pool.
 - a) Alternatively, the property owner/subdivider may construct a Second Dwelling Unit (in accordance with Section 12-306-N-38 of the Fresno Municipal Code) on that portion of the subject property proposed to be subdivided as Parcel "A" of Tentative Parcel Map No. 2006-08 prior to recordation of a Parcel Map; or,
 - b) The property owner/subdivider may enter into a covenant with the City of Fresno prior to recordation of a Parcel Map, which at minimum includes the following terms: (1) The swimming pool and accessory buildings shall be secured in a manner such that they do not become an attractive nuisance or a potential liability for the property owner or the City of Fresno; (2) The swimming pool shall be maintained for purposes of mosquito abatement; (3) Utility services for the existing accessory buildings and swimming pool shall be retained until subdivision of the subject property occurs or until alternative services are provided. Mutual easements and reciprocal use agreements shall be created for any existing utility services to the swimming pool or associated accessory buildings which may cross property lines created from a subdivision of the subject property; and, (4) Authorization shall be granted to the City of Fresno or the Mosquito Abatement District to perform or assume maintenance responsibilities should any notices to correct violations of the terms of maintenance not be complied with and lien the property to recover any costs for remediation as may be appropriate.
 - c) Any applicable fees required for the submittal of a site plan review application for a second dwelling unit or for the preparation of a covenant shall be paid by the property owner/subdivider prior to recordation entitlement processing, covenant preparation, and recordation of a parcel map.

CONDITIONS OF ZONING

6. Building setback lines along South Minnewawa Avenue shall be 50 feet from the property line in accordance with the Roosevelt Community Plan to allow for the required 50-foot landscape easement setback.
7. Rezone Application No. R-95-23 approved the current zoning for the proposed project site in

January, 1996. Two conditions of zoning were placed on to the site as follows:

- a. *The lots along East Butler and South Minnewawa Avenues shall have a minimum lot size of 20,000 square feet.*

Proposed Parcels are 55,559 and 28,754 square feet, which exceed the minimum lot size.

- b. *The mature olive trees along East Butler and South Minnewawa Avenue shall be preserved and maintained.*

The olive trees along South Minnewawa Avenue are currently in the public right-of-way and shall be maintained by the property owner.

LANDSCAPING AND WALLS

8. Provide a 50 foot landscape setback along the east property line (i.e. S. Minnewawa Ave.).
9. Installation and maintenance of the required 50 foot landscape setback located on South Minnewawa Avenue shall be the responsibility of the property owner. Only landscaping, as defined in Section 12-105-L-4 of the FMC, shall be allowed within the 50 foot landscape setback. No fences within 35 feet of the property line along South Minnewawa Avenue shall be permitted.
10. Maintenance of the olive trees along South Minnewawa Avenue shall be the responsibility of the individual homeowners. The olive trees must be maintained in good health and may not be removed.
11. Improvement plans for all required landscaping and irrigation systems shall be submitted to the Planning and Development Department for review prior to issuance of building permits.

GENERAL CONDITIONS

12. All off-site and public improvements shall be constructed in accordance with the Public Works Department Standards, Specifications and Policies. Engineered construction plans and estimates for all or part of the required work shall be required prior to the issuance of Street Work Permits unless otherwise determined by the City Engineer. The cost for such plan preparation, review and construction inspection shall be at the subdivider's expense.
13. Any existing utilities, including but not limited to, street lights, traffic signals, fire hydrants, poles (power, telephone, cable, etc.), which must be relocated or removed in conjunction with the construction of these off-site improvement requirements, shall be the responsibility and at the expense of the subdivider.
14. All existing overhead utilities, including but not limited to, electrical systems, communication systems and street lighting systems shall be placed underground in accordance with the provisions of Section 12-1011, and Section 8-801 of the FMC, Resolution No. 78-522/88-229,

and the policies of the Public Works Department.

15. When street/safety lighting installations are required, street lighting plans shall be submitted for review and approval by the Traffic Engineer prior to the issuance of permits for the work. Services to street lighting installations shall be separated from the electrical service(s) serving the development. The type, location and service for street lighting installations shall be as determined by the Traffic Engineer. Street lighting installations shall be dedicated to the City upon completion and acceptance of the installations.
16. Sidewalks and driveway approaches, for undeveloped parcels of this parcel map, shall be required and constructed at the time of site development.
17. Whenever covenants or agreements are required, they shall be prepared by the city upon receipt of the fee in accordance with the adopted Master Fee Schedule. All covenants and agreements must be approved by the City Attorney's Office and shall be recorded with the final parcel map.
18. Telephone, cable, and other public utilities which propose above-ground facilities (such as cabinets) determined by the Planning and Development Director to be oversized shall be located in an additional easement area outside of the required landscape strip.
19. All work and engineered plans for public improvements shall conform to the 2002 Edition of the City of Fresno Standard Specifications and Drawings (City Council Resolution No. 70-36 and Resolution Nos. 84-361) and any amendments thereto, hereinafter referred to as the "Public Works Standards."
20. The subdivider shall dedicate and construct public easements to facilitate the construction of curbs, gutters, sidewalks with street tree wells and irrigation systems (when applicable), permanent pavement, street/safety lighting, bus bays, right turn lanes, bike lanes, bike paths, multi-purpose trail, wheelchair ramps and public utilities in accordance with City plans, ordinances, resolutions and policies, and the Standard Specifications of the Public Works Department within the limits of the parcel map.
21. Existing improvements that are not to the planned alignment shall be removed and required improvements installed to the new street alignment and grade. Existing improvements to remain in place shall be repaired if determined to be damaged and/or off grade by the City Engineer. Existing driveway approaches not identified for current or future utilization shall be removed and sidewalk (when applicable), curb and gutter shall be installed to match existing or proposed street line and grade as determined by the City Engineer.
22. A minimum four foot wide clear path of travel is required along the public sidewalk on all frontages of the property as required by Title 24 of the California Administration Code as determined by the City Engineer. An on-site pedestrian easement and construction of a path may be required if Title 24 provisions cannot be met within the public rights-of-way. All such public easements shall be identified and dedicated with the processing and recordation of the Final Parcel Map and/or at the time of Special Permit review for the proposed development of the parcel(s).

23. All required signing and striping shall be done and paid for by the developer/owner. The signing and striping plans shall be done per the current CalTrans standards and shall be submitted as a part of the street construction plans for this tentative map to the Public Works Department for review and approval.
24. The subdivider may either construct the required off-site improvements, when required, prior to the approval of the final parcel map; or enter into an agreement with the City of Fresno providing for the construction of the required improvements and sufficient security prior to the approval of the final parcel map.

SPECIFIC CONDITIONS

FIRE SERVICE

25. The Fresno Fire Department has no requirements at this time.

STREETS AND RIGHTS-OF-WAY

South Minnewawa Avenue (Local Scenic Drive):

26. Construct an underground street lighting system (one light) in accordance with Public Works Standard E-2 within the limits of Parcel "B" of this map. Spacing and design shall conform to Public Works Standard E-9 for Local Streets. Contact Gary Witzel at (559) 621-8725 to enter into a bonded secured agreement for these improvements. This must be executed prior to recordation of this parcel map.
27. Dedicate 20 feet of property, across the South Minnewawa Avenue frontage, for Landscaping and Pedestrian Easement purposes within the limits of this map.
28. Construct concrete curvilinear sidewalk to match Tract Map No. 5195, to Public Works Standard P-7. Contact Gary Witzel at (559) 621-8725 to enter into a bond secured agreement for these improvements. This must be executed prior to recordation of this map.
29. Comply with Department of Public Works, Engineering Division memorandum dated May 16, 2006.

Sanitary Sewer Service

30. Separate sewer house branches are required for each lot.
31. Abandon all existing on-site private sanitary sewer systems.

Sanitary Sewer Fees

32. The following Sewer Connection Charges are due and shall be paid for the Project:

- a. Sewer Lateral Charge
- b. Oversize Sewer Charge
- c. Trunk Sewer Charge
- d. Wastewater Facilities Charge (Residential)

Water Service

- 33. Separate services with meter boxes shall be provided for each lot.
- 34. Seal and abandon existing on-site well(s) in compliance with the State of California Well Standards, Bulletin 74-990 or current revisions issued by California Department of Water Resources and City of Fresno standards.
- 35. Two independent sources of water, meeting Federal and State Drinking Water Act Standards, are required to serve the development including any subsequent phases thereof. The two-source requirement may be accomplished through a combination of water main extensions, construction of supply wells, or other acceptable sources of water supply approved by the Water Systems Manager.
- 36. All public water facilities shall be constructed in accordance with Public Works Department standards, specifications, and policies.

PARK SERVICE

- 37. Comply with the Parks Division memorandum dated August 5, 2003, with the exception of No. 3, Trail Requirements and the requirement for inclusion of the olive trees along South Minnewawa Avenue in the CFD under No. 2, Buffer Landscaping and Maintenance Requirements.
- 38. Pay appropriate park facilities fee and/or dedicate lands for park and recreation purposes pursuant to Ordinance Nos. 2005-112 and 2005-113 adopted by the Fresno City Council on September 27, 2005.

FLOOD CONTROL AND DRAINAGE

- 39. The subdivider shall be required to comply with the specific requirements imposed by the Fresno Metropolitan Flood Control District (FMFCD) for the subdivision or any amendments or modifications to those requirements which may be granted by the FMFCD Board of Directors, pursuant to Section 13-1307 of the Fresno Municipal Code. These requirements are identified in the attached District's letter to the Planning and Development Department dated March 20, 2006.
- 40. The developer of TPM No. 2006-08 shall acquire a drainage covenant from APN(s) 473-094-04 and 05 located directly north of the subject site to allow major storm flows from TPM No. 2006-08 to reach East Townsend Avenue.

DEVELOPMENT FEES AND CHARGES

This project is subject to the following development fees and charges:

Fresno Metropolitan Flood Control District

FEE / RATE

- a. Metropolitan Flood Control District Fee

\$ 0.00

SEWER CONNECTION CHARGES

FEE RATE

- b. Lateral Sewer Charge♠

\$0.10/sq. ft. (to 100' depth)

- c. Oversize Charge♠

\$0.05/sq. ft. (to 100' depth)

- d. Trunk Sewer Charge♥
Service Area:

N/A

- e. Wastewater Facilities Charge♣

\$2,119/living unit

- f. House Branch Sewer Charge♥

N/A

WATER CONNECTION CHARGES

FEE RATE

- g. Service Connection Charge

Fee based on service(s) and meter(s) sizes specified by owner; fee for service(s) and Meter(s) established by the Master Fee Schedule.

- h. Frontage Charge♠

\$6.50/lineal foot

- i. Transmission Grid Main Charge♠

\$804/net acre
(parcel under 5 gross acres)

- j. Transmission Grid Main Bond
Debt Service Charge

\$304/net acre
(parcel under 5 gross acres)

- k. UGM Water Supply Fee♥
Service Area:

N/A

- l. Well Head Treatment Fee♥
Service Area:

N/A

- m. Recharge Fee♥
Service Area:

N/A

n. 1994 Bond Debt Service♠ N/A
Service Area:

DEVELOPMENT IMPACT FEE

FEE RATE

o. Fire Facilities Impact Fee - Citywide♦** \$539/living unit
p. Park Facility Impact Fee - Citywide♦** \$3398/living unit
q. *Quimby Parkland Dedication Fee♥** N/A
r. Police Facilities Impact Fee - Citywide♦** \$624/living unit
s. Traffic Signal Charge♠ \$414.69/living unit

URBAN GROWTH MANAGEMENT

FEE RATE

t. Major Street Charge♠ N/A
Service Area:
u. Major Street Bridge Charge♠ N/A
Service Area:
v. UGM Grade Separation Fee♠ N/A
Service Area:
w. UGM Trunk Sewer Charge♠ N/A
Service Area:
x. Street Acquisition/Construction Charge♥ N/A

Notes:

*This amount if paid is creditable against the Park Facility Impact Fee.

** Fee applicable to all maps accepted for filing after August 30, 2005

♥ Due at time of subdivision.

♠ Due at time of development.

♦ Due at occupancy.

♠ Deferrable through Fee Deferral Covenant.



DATE: May 24, 2006

TO: Paul Bernal, Planner III
Development Department, Planning Division, Current Planning

THROUGH: Louise Gilio, Traffic Planning Supervisor
Public Works Department, Engineering Division

FROM: Gregory A. Jenness, Senior Engineering Technician
Public Works Department, Engineering Division

SUBJECT: **Tentative Parcel Map 2006-08**, Public Works Conditions of Approval
Location: West side of South Minnewawa Avenue, between East Townsend Avenue and East Orleans Avenue
Owner: Jim Courtis

STREET IMPROVEMENT REQUIREMENTS

The Public Works Department, Traffic Planning Section, has completed its review and the following requirements are to be placed on this tentative map as a condition of approval by the Public Works Department. Offsite improvements shall be installed or an executed, secured written agreement to improve the required offsite improvements is required, **prior** to acceptance and approval of the final subdivision map by Council.

General Conditions

- Repair or replace all existing damaged and/or off-grade offsite concrete improvements as determined by the City of Fresno Public Works Department, Construction Management Division, (559) 621-5500. (Existing)
- Submittal of engineered construction plans to the Planning and Development Department for approval must be made **prior** to the final map. All required signing and striping shall be installed and paid for by the developer / owner. The signing and striping plans shall comply with the current Caltrans standards and be submitted as a part of the street improvement plans.
- Additional offsite improvements will be required at the time of future site plan review.
- Underground all existing offsite overhead utilities within the limits of this map in accordance with Fresno Municipal Code Section 12-1011 and Resolution No. 78-522/88-229.

Major Street:

South Minnewawa Avenue: Local Scenic Drive

1. Construct an underground street lighting system (1 light) in accordance with Public Works Standard **E-2** within the limits of Parcel "B" of this map. Spacing and design shall conform to Public Works Standard **E-9** for Local Streets. Contact Gary Witzel at 621-8725 to enter into a bonded secured agreement for these improvements. This must be executed prior to perfection of this parcel map.

2. Dedicate **20'** of property, across the South Minnewawa Avenue frontage, for Landscape and Pedestrian Easement purposes within the limits of this map.
3. *Dedicate **10'** of property, across the South Minnewawa Avenue frontage, for Public Utility Easement purposes within the limits of this map.*

PARKS, RECREATION & COMMUNITY SERVICES DEPARTMENT

TO: Sara Gerster, Planner
Planning Division

FROM: Nancy Morrison, PARKS PLANNING COORDINATOR, (559.621.2927)

DATE: August 5, 2003

Subject: Tentative Subdivision Map T-5195

The Parks, Recreation and Community Services Department has reviewed the Tentative Subdivision Map proposed by Sun Ridge Developers on plans prepared by R. W. Greenwood Associates, Inc. Parks offers the following comments regarding the street tree, buffer/parkway strip, and trail conditions ...

1. STREET TREE REQUIREMENTS

A. Street trees shall be planted at the rate of one tree for each 60' of street frontage. The subdivider is required to provide street trees on all public street frontages and the dedication of applicable planting and buffer landscaping easements. The subdivider is required to provide automatic drip irrigation for all street trees. The irrigation system shall comply with FMC 12-306-N-23.

B. The street tree species are designated for the following rights of way:

South Minnewawa	<i>Oleo</i> , (Olive)
East Butler Avenue	<i>Oleo</i> , (Olive)
East Townsend Ave.	<i>Camphora cinnamomum</i> , (Camphor)
South Lind Avenue	<i>Camphora cinnamomum</i> , (Camphor)
East Orleans Ave.	<i>Camphora cinnamomum</i> , (Camphor)

2. BUFFER LANDSCAPING & MAINTENANCE REQUIREMENTS

A. The subdivider is required to provide long term maintenance for the landscape in the landscape easements and rights-of-way. Due to the Conditions of Zoning which mandates the protection of the existing Olive trees on South Minnewawa and East Butler Avenues, these existing tree shall be included in the CFD2.

B. Buffer Maintenance Through Annexation to the Community Facilities District. Landscape and Irrigation plans are required and shall be submitted to the Parks Division for review and approval prior to a Council approval of the final map. THE LANDSCAPE BUFFER PLANS WILL ALSO BE INCLUDED WITH THE TRAIL PLANS AND SHOULD SHOW DESIGNATION OF THE EXISTING OLIVE TREE LOCATIONS. Plans shall be numbered to conform to and be included in the Public Works Department's street construction plan set for the final map. These fees are applicable when the subdivider elects to maintain the buffer landscaping by annexing to the city's Community Facilities District.

1. Landscaping shall comply with Landscape Buffer Development Standards approved by the City Council on October 2, 1990. Landscape and irrigation plans shall comply with Sections 12-306-N-23 & 24 and 14-121 of the Fresno Municipal Code regarding Water Efficient Landscaping and Buffer landscaping.

2. Should the proposed landscape buffers and/or parkway strips be located next to an existing buffer and/or parkway strip, the planting concept shall simulate the adjacent landscape design to present a more uniform appearance on the street. Variances in the landscape concept will be acceptable, but the design of the new landscape buffer and/or parkway strip shall strive to mimic the existing as much as possible.

3. Landscape plans shall indicate grades and show fencing or wall details. All fencing shall be placed outside the landscape easement. Maximum slopes shall not exceed 4:1 with 1' of level ground between the slope and the back of the sidewalk and/or face of fence. Erosion control measures shall be implemented on all slopes of 4:1, including the use of synthetic erosion control netting in combination with ground cover species approved by the Parks Division.

4. The water meter(s) serving the buffer landscaping shall be sized for the anticipated service flows.

5. No private flags, signs or identification of any kind shall be permitted in the right of way, within the city - controlled easement or on the fence or wall facing the street.

6. Landscaping in the right of way and landscape setback adjacent to waterwell sites shall be the responsibility of the City of Fresno Water Division and may not be included in the CFD.

C. As an alternative to the CFD2, the subdivider may form a Home Owners Association for the long term provision of maintenance of the landscape buffers and rights-of-way.

3. TRAIL REQUIREMENTS

A. The trail shall be constructed in accordance with the Master Trails Manual." The subdivider is responsible for the trail construction. The subdivider is responsible for all landscape and irrigation improvements for and within the trail. Construction plans shall be submitted and shall include landscaping and drip irrigation design. These plan shall be approved by Parks, Recreation and Community Services Department. Landscaping within the multipurpose trail shall include large, medium and low-growing shrubs planted from 3' to 6' apart depending on variety, and trees spaced approximately 25' to 45' apart to provide 50% shade coverage onto the planting area and pathway. Landscaping adjacent to walls or fences shall comply with "Landscaped Buffer Development Standards." All planting shall be irrigated with an automatic drip system.

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

PUBLIC AGENCY

Mr. Gil Haro, Planning Manager
Planning & Development Department
City of Fresno
2600 Fresno Street
Fresno, CA 93721

DEVELOPER

JIM COURTIS
1608 S. MINNEWAWA AVE.
FRESNO, CA 93727
-

MAP NO.	<u>2006-008</u>	PRELIMINARY FEE(S) (See below)	
DRAINAGE AREA(S)	<u>" BE " " - "</u>	DRAINAGE AREA	<u>" BE " \$0.00</u>
DATE	<u>3/20/06</u>	DRAINAGE AREA	<u>" - " -</u>
		TOTAL FEE	<u>\$0.00</u>

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to approval of the final map at the rates in effect at the time of such approval. The fee indicated above is based on the tentative map. Contact the FMFCD project engineer prior to approval of the final map for the fee.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

- a) Fees related to undeveloped or phased portions of the project may be deferrable.
- b) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.
- c) Master Plan storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.
- d) The actual cost incurred in constructing Master Plan drainage system facilities is credited against the drainage fee obligation.

TPM**No.****2006-008**

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

Page 2 of 4

- e) When the actual costs incurred in constructing Master Plan facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.

Approval of this development shall be conditioned upon compliance with these District Requirements.

1. ☒ a. Drainage from the site shall be directed to E. Townsend Avenue.
☒ b. Grading and drainage patterns shall be as identified on Exhibit No. 1 --2
☐ c. The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.
2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:
☐ Developer shall construct facilities as shown on Exhibit No. 1 as "Master Plan Facilities to be constructed by Developer".
☒ None required.
3. The following final improvement plans shall be submitted to the District for review prior to final development approval:
☒ Grading Plan ☐ Storm Drain Plan ☐ Final Map
☐ Street Plan ☐ Water & Sewer Plan ☐ Other
4. Availability of drainage facilities:
☐ a. Permanent drainage service is available provided the developer can verify to the satisfaction of the City of Fresno that runoff can be safely conveyed to the Master Plan inlet(s).
☐ b. The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.
☒ c. Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.
~~Temporary service is available through~~ _____
☒ d. See Exhibit No. 2.
5. The proposed development:
☐ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

Page 3 of 4

 Appears to be located within a 500 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District.

 X Does not appear to be located within a flood prone area.

6. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.

a. State General Permit for Storm Water Discharges Associated with Construction Activities, approved August 1999, (modified December 2002.) A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.

b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 1997 (available at the District Office.) A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.

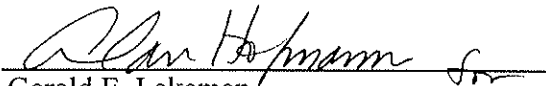
TPM

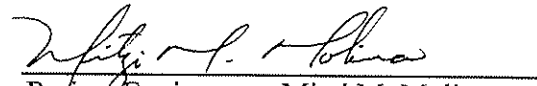
No. 2006-008

**FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS**

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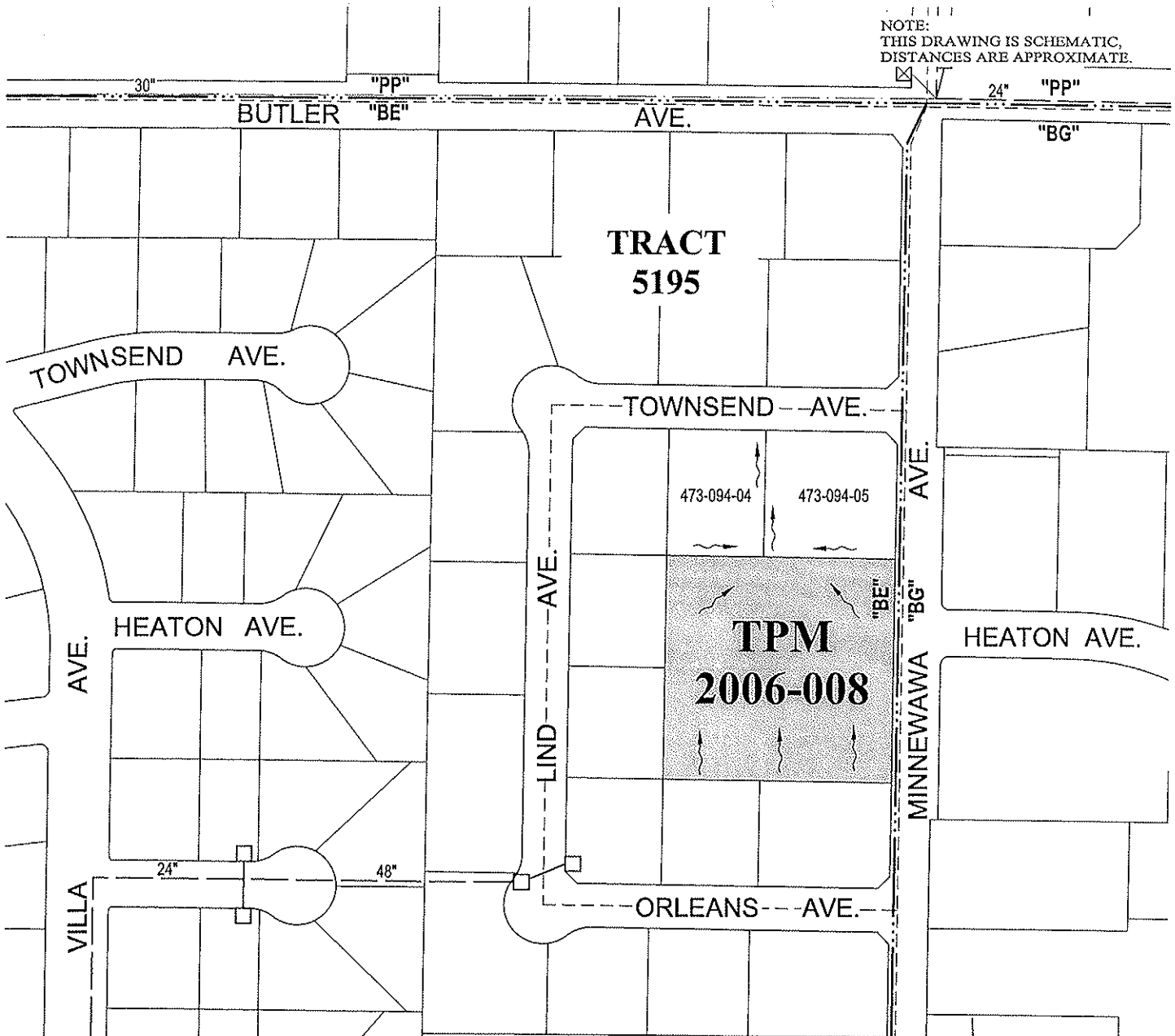
- c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.
7. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.
8. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.
9. X See Exhibit No. 2 for additional comments, recommendations and requirements.


Gerald E. Lakeman,
District Engineer


Project Engineer: Mitzi M. Molina

C: R.W. GREENWOOD ASSOCIATES, INC.
2558 E. OLIVE AVE.
FRESNO, CA 93701
-

NOTE:
THIS DRAWING IS SCHEMATIC,
DISTANCES ARE APPROXIMATE.



LEGEND

- — Existing Master Plan Facilities
- ⊠ — Future Master Plan Facilities
- Direction Of Drainage
- - - Inlet Boundary
- ··· — Drainage Area Boundary

SCALE = 1"=200'



EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

TPM 2006-008
DRAINAGE AREA: "BE"

OTHER REQUIREMENTS
EXHIBIT NO. 2

The developer of TPM 2006-008 shall acquire a drainage covenant from APNs 473-094-04 and 05 located directly north of the subject site to allow major storm flows from TPM 2006-008 to reach Townsend Avenue.

Development No. TPM 2006-008

**CITY OF FRESNO
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT NO. TPM-2006-08**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY
EXEMPT FROM THE PREPARATION OF ENVIRONMENTAL DOCUMENTS
PURSUANT TO ARTICLE 19 OF THE STATE CEQA GUIDELINES.

APPLICANT: Jim Courtis
1608 South Minnewawa Avenue
Fresno, California 93727

PROJECT LOCATION: West side of South Minnewawa Avenue between East Orleans and
East Townsend Avenues (**APN: 473-104-07**)

PROJECT DESCRIPTION: Tentative Parcel Map No. 2006-08 is a request to subdivide 1.93 acres of
property into two parcels. The proposed subdivision is consistent with the
land use and circulation elements of the Roosevelt Community Plan and the
2025 Fresno General Plan.

**This project is exempt under Section 15315 (Class 15/Minor Land Divisions) of the California
Environmental Quality Act (CEQA) Guidelines.**

EXPLANATION: Section 15315 (Class 15/Minor Land Divisions), allows for the division of
property in urbanized areas zoned for residential, commercial, or industrial
uses into four or fewer parcels when the division is in conformance with the
General Plan and zoning, no variances or exceptions are required, all
services and access to the proposed parcels to local standards are
available, the parcel was not involved in a division of a larger parcel within
the previous 2 years, and the parcel does not have an average slope
greater than 20 percent.

RECEIVED

2006 JUN 28 PM 2:32

CITY CLERK, FRESNO CA

Date: June 26, 2006

Prepared By: Paul Bernal, Planner III

Submitted by:

Ambro Rodriguez for GJH

Gilbert J. Haro

Planning Manager

City of Fresno

Planning and Development Department

(559) 621-8277